

Site Specific Notes:

- The owner & developer of the property is S. Dhuka, LLC Partnership. The subject property is lot 1, of the Mini Plaza Subdivision. The property is zoned SC-B, South College Business.
- Total lot acreage is 0.42 Acres.
- Proposed use and improvements: Convenience Store and along with parking, utilities, & landscaping.
- This lot is not within the 100-YR floodplain according to the DPFIR for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 2, 2014.
- The storm water runoff from this site will be controlled by a regional collection and detention system.
- Front building setback lines of 15', side building setback lines of 5' and 15', and rear building setback line of 5' apply to this lot.
- Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
- Drainage information and details will be provided on the Grading Plan.
- The current site arrangement is viable as a result of variance to Section 62-523 granted by the Planning and Zoning Commission June 4, 2015, (PV 15-03).
- All outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property.
- The shown site lies within the South College Corridor Overlay District and will comply with the development standards relating to that district.
- All heating, ventilation, air-conditioning, and utility equipment located outside of buildings shall be effectively screened from view from any street abutting the property. Allowable screening materials include dense shrubbery having year-round foliage, decorative walls, fences or architectural elements of the building.
- The proposed impervious cover for this site is 78%.

Parking Analysis:

Proposed Improvements:	
7,708	SF Convenience Store
7,708	SF Total Area
New Required Parking:	
31... 4 Space per 1,000 SF Retail	
31... Total Required	
New Provided Parking:	
19... Straight in Parking	
2... ADA Parking w/Van Accessible	
10... Fuel Island Parking	
31... Total Provided	

Landscape Analysis:

Construction Activities:	
Parking & Pavement	= 19,165 SF
Building	= 7,708 SF
Disturbed Area	= 6,886 SF
Net Total=	33,759 SF
Requirements:	
Disturbed Area Building, Parking, & Pavement	
33,759 SF @ 15%	= 5,064 SF
Net Total=	5,064 SF
Provided:	
Canopy Trees	
13 @ 200 SF	= 2,600 SF
Non-Canopy Trees	
15 @ 150 SF	= 2,250 SF
Shrubbery	
27 @ 10 SF	= 270 SF
Net Total	= 5,120 SF

Construction Notes:

- 12'x12' dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 6" tall brick enclosure. Dimensions shall be measured from face of bollards.
- All fill subgrade and base material shall be in accordance with geotechnical report "Report of Subsurface Exploration and Geotechnical Study for the Proposed Cole Lane C-Store State Highway 30 Between Intersections with Winding Creek and Cole Lane Bryan, Brazos County, Texas."
- All concrete to be constructed with 4000 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
- Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
- Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
- All solid waste container enclosures will be located such that the enclosure blocks the view of the container form any street abutting the property. Appropriate gates shall be closed at all times will satisfy this requirement.

Landscape Notes:

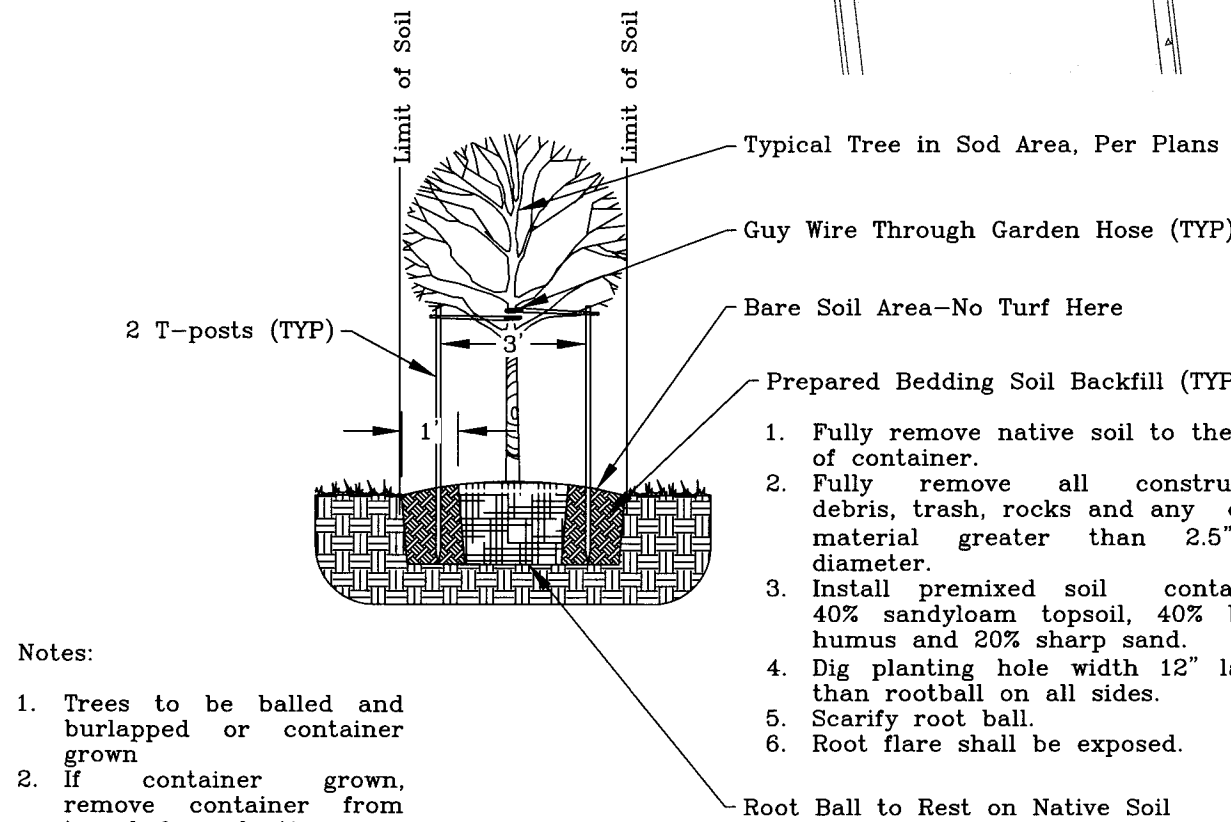
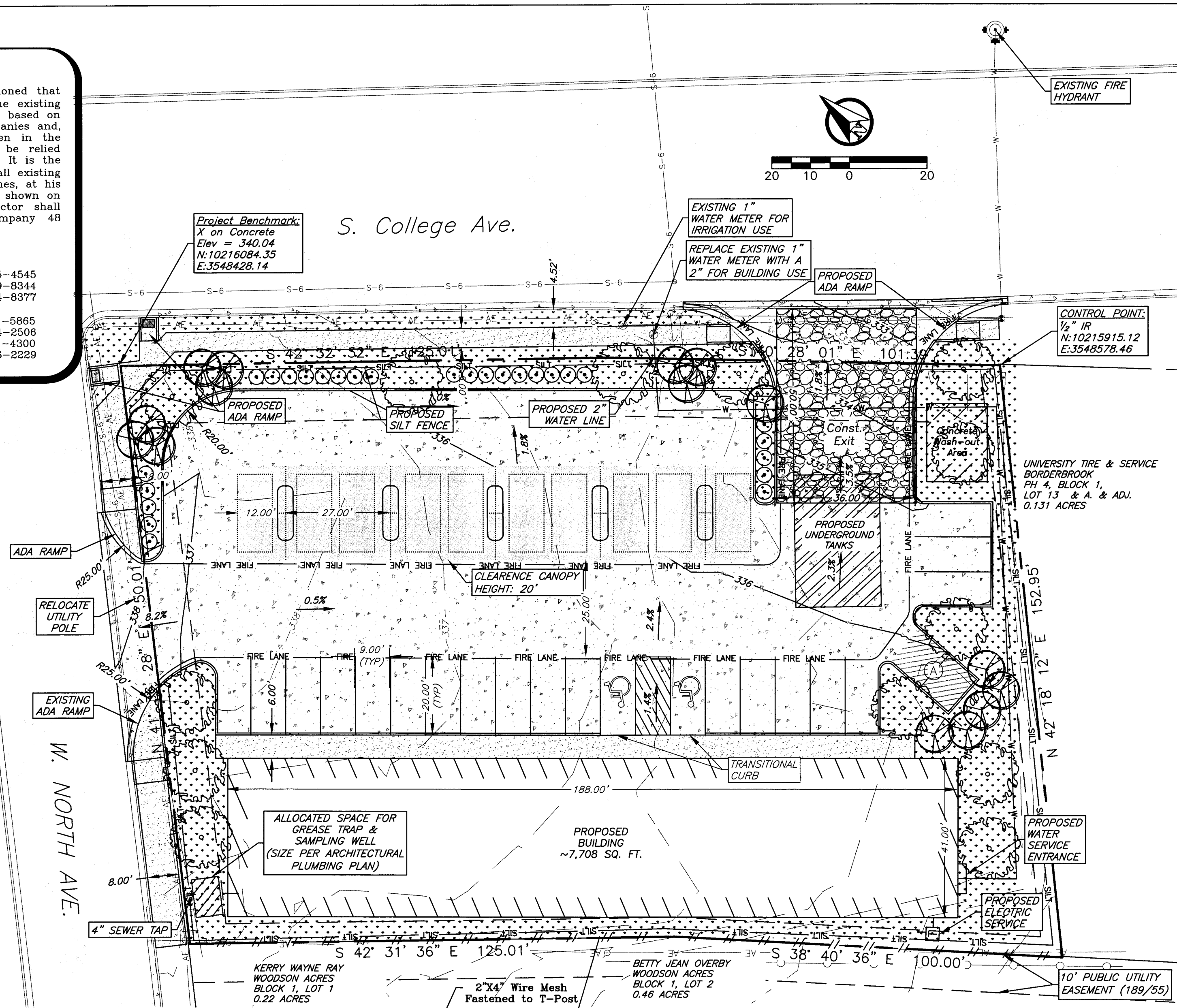
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- In compliance with Section 62-432, the property owner shall be responsible for maintenance and preservation of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and shall provide their full screening function within six months of certificate of occupancy.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- All Landscaping shall be served by automatic irrigation system.
- The replacement of dead landscaping must occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping, and acknowledging that failure to replace dead landscaping, as required by the zoning official, or his or her designee, shall constitute a violation subject to the general penalty provided in section 1-14.
- All trees must be at least eight (8) feet tall.
- All dense shrubbery must have year-round foliage.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call: 800-245-4545
Lone Star One Call: 800-669-8344
Texas Excavation Safety: 800-344-8377
System (Digtest)
Bryan Texas Utilities: 979-821-5865
Atmos Energy: 979-774-2506
Verizon: 979-821-4300
Suddenlink: 979-646-2229



Tree Staking & Planting

N.T.S.

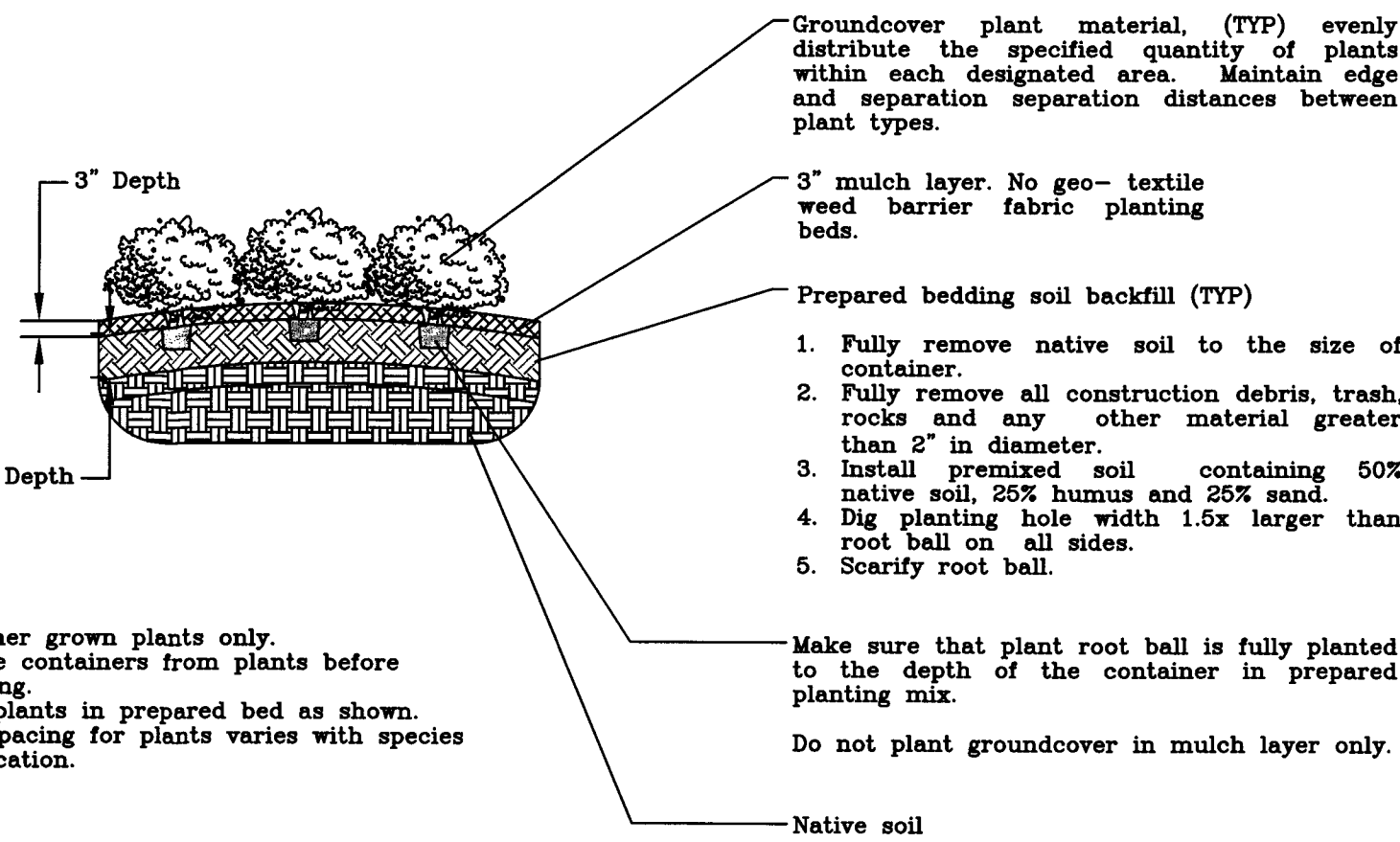
	Qty.	Common Name	Botanical Name	Size
	13	Live Oak	Quercus Virginiana	2.5" cal.
	15	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
	27	Inkberry	Llex Glabra	5 gal

Notes:

- Container grown plants only.
- Remove containers from plants before installing.
- Place plants in prepared bed as shown.
- Edge spacing for plants varies with species and location.

Shrub Planting

N.T.S.



Groundcover plant material (TYP) evenly distribute the specified quantity of plants within each designated area. Maintain edge and separation separation distances between plant types.

- 3" mulch layer. No geo- textile weed barrier fabric planting beds.
- Prepared bedding soil backfill (TYP)
1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 50% native soil, 25% humus and 25% sand.
4. Dig planting hole width 1.5x larger than root ball on all sides.
5. Scarify root ball.

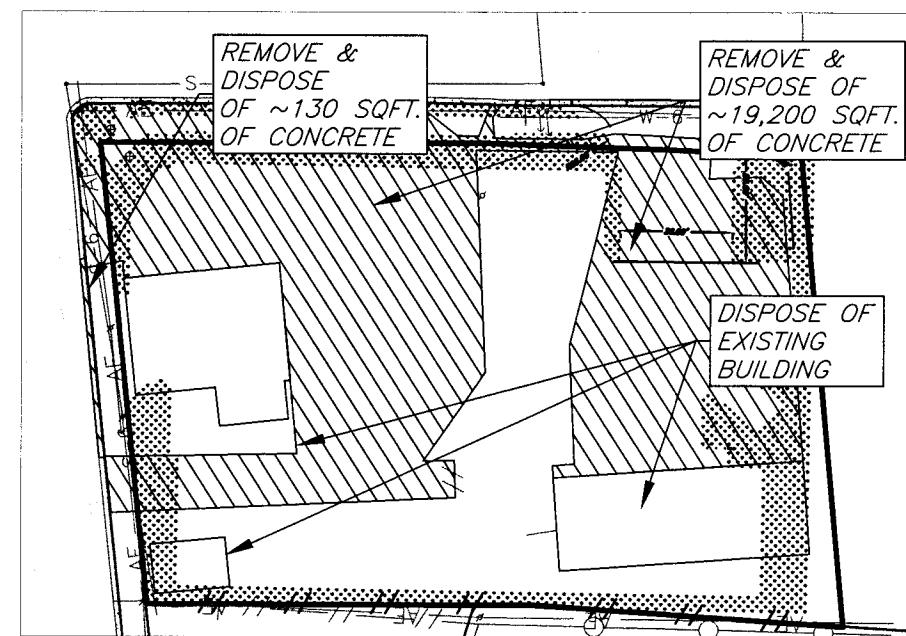
Make sure that plant root ball is fully planted to the depth of the container in prepared planting mix.

Do not plant groundcover in mulch layer only.

Site Demolition Detail

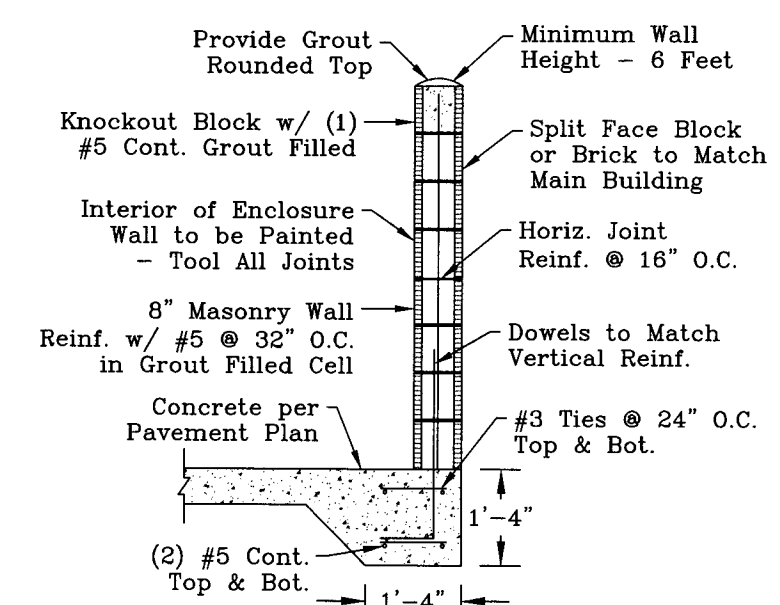
N.T.S.

APR 27 2016



Dumpster Enclosure - Section

N.T.S.



Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on 26-Apr-16. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

**South College
Mini Mart**
3800 S. College Ave.
Lot 1, Mini Plaza,
~0.775 AC
Bryan, Brazos County, TX

Date:

April 2016

Scale:

As Noted

Sheet:

C2